



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 95TH AIR BASE WING (AFMC)
EDWARDS AIR FORCE BASE CALIFORNIA

10 Jul 2006

MEMORANDUM FOR RECORD

FROM: 95 CONS/PKB
5 S. Wolfe Avenue
Edwards AFB, CA 93524

SUBJECT: Pre-Proposal Conference Contractor Submitted Questions and Answers,
Military Family Housing Recompete at Edwards AFB, Solicitation FA9301-
06-R-0006

Question 1: During the transition period will the incumbent be required to work with the new contractor?

Answer 1: No, the turn over will be Turn Key.

Question 2: Can we come on base and interview the current contractors personnel?

Answer 2: Initial Answer: Yes, you can come on base after award.

Corrected Answer 2: To prevent disruption to the incumbent contractor, it is suggested that the selected contractor post an ad in the local newspaper, and base paper with information on obtaining interviews. Interviews should be conducted at a location off base.

Question 3: Is it realistic to provide technical information in 10 pages?

Answer 3: Yes, 10 pages are enough since the technical information requested is solely transition. If you submit more than 10 pages only the first 10 will be evaluated.

Question 4: The draft PWS posted states a 30 day transition period prior to the contract start date, earlier today it was said to be 90 days after contract start date. Is there a new PWS?

Answer 4: The draft PWS posted has been revised. Please see www.fedbizopps.gov to view the RFP and attachments, which includes the new PWS. The RFP was posted last night (27 Jun 06) and is now available to view.

Question 5: Are there any changes in the new PWS?

Answer 5: Yes, most changes are minor; however, please go out to www.fedbizopps.gov to view the most current PWS. This version should be used to base your proposals on.

Question 6: Is there any way to know which contractors are 8(a) on the sign up sheet?

Answer 6: Feel free to annotate the sign up sheet.

Question 7: How long has Chugach had this contract?

Answer 7: Since 1 Jun 00

Question 8: Has the house at 6865 Lindbergh (Pacific Winds Area) been through a COM?

Answer 8: Yes, 2 months ago. A dust down will be needed prior to a new occupant.

Question 9: Are there height requirements on the grass in the housing common areas?

Answer 9: No, it is IAW commercial industry standards.

Question 10: Is the contractor responsible for mowing common areas?

Answer 10: Yes, common areas throughout housing and playground areas.

Question 11: How many homes are in Joshua Acres?

Answer 11: 254 homes. Page 37 of the PWS lists the numbers of homes in each area.

Question 12: Can occupants modify the back patio covers?

Answer 12: No they cannot modify them, however, they can put mesh type products over/on it for better shading.

Question 13: Are there maps available of all housing areas?

Answer 13: Yes, they are in the PWS to include hyper links to the floor plans in each area. Maps of common grounds have been added to the PWS and an amendment to the RFP will be completed.

Question 14: We could not find a reference in the Instructions to Offerors as to where to put the offeror's representations and certifications that begins on page 69 of 93. However, there is a reference to the online process under Part I - Price Proposal, so maybe that is all that is needed. Please clarify how the Government wants the offeror to submit its representations and certification.

Answer 14:

The government recognizes the source of your confusion.

On page 70 of 93, 52.212-3 says the following:

“52.212-3 OFFEROR REPRESENTATIONS AND CERTIFICATIONS--COMMERCIAL ITEMS (MAR 2005)

An offeror shall complete only paragraph (j) of this provision if the offeror has completed the annual representations and certifications electronically at <http://orca.bpn.gov>. If an offeror has not completed the annual representations and certifications electronically at the ORCA website, the offeror shall complete only paragraphs (b) through (i) of this provision....”

On page 65 of 93 under Part I – Price Proposal (c):

“(c) Complete all the necessary fill-ins in the SF 1449 – Continuation Sheet. Ensure that your company’s data is current in both the Central Contractor Registration (CCR) and Online Representation and Certifications systems. The Internet addresses for those two systems are www.ccr.gov and <https://orca.bpn.gov> respectively.”

The government prefers that the contractor complete all of his reps and certs in ORCA rather than submitting them manually. Electronic ORCA registration will be a requirement for contract award.

Question 15: Since a page is defined as double-spaced, the font has to be 12 point Times New Roman, and the Technical Proposal must address 5 subjects, respectfully suggest that the ten-page limit be raised to some higher number.

Answer 15:

The government believes that the ten-page limit is sufficient.

Question 16: Evaluation -- Commercial Items paragraph 1 (page 67 of 93) states that past performance is significantly more important than price but does not mention the technical proposal in such a context. Paragraph 1.B under the same topic says that offerors will receive a

technical rating. How does the importance of the technical rating compare with the importance of past performance and price? Please clarify.

Answer 16:

Technical Proposals will be evaluated strictly on a Pass/Fail basis (Acceptable, Reasonably Susceptible of Being Made Acceptable or Unacceptable). Contract awardee's Technical Proposal must have a technical rating of Acceptable or Reasonably Susceptible of Being Made Acceptable. Unacceptable ratings on technical proposals will disqualify a contractor from award.

Question 17: While the detailed historical information shows a certain amount of variation in the numbers of COMs, service calls, and certain other items from year to year, as is to be expected, two items stand out as being extremely varied: asbestos abatement and lead abatement. There was 85,600 square feet of asbestos abatement in FY 03, while FY 04 and FY 05 combined totaled only 35,853 square feet of asbestos abatement. The FY 03 amount was almost 6 times the amount of the following year. Even more unbalanced, the lead abatement for FY 03 and 04 totaled only 1210 square feet, while in FY 05 lead abatement totaled 5,765 square feet. In other words the amount of lead abatement in FY 05 was over 25 times the amount in FY 04. Given these extremes of variation from year to year for these items, and given that they are to be fixed price, respectfully suggest that asbestos abatement and lead abatement each be made IQ items on Exhibit A.

Answer 17: This is already identified as an IDIQ CLIN X003 under AA43, Asbestos, and AA44, Lead.

Question 18: PWS Section 1.3, Change of occupancy maintenance (COM) work. Can the Government provide a definition of comprehensive COM requirements other than what is defined in Appendix C?

Answer 18: See PWS Section 1.5 and 1.6 for items identified for maintenance during COM. See Appendix F for the definition of COM.

Question 19: PWS Section 1.4.1 Occupant Damages. The PWS states that materials associated with occupant damage over \$50 will be paid for under CLIN 0005, Materials, while the contractor will be responsible for labor under the firm-fixed portion of the contract.

Labor is almost always the greatest component of any occupant damage repair. In our experience, other similar-scope contracts do not have an "over \$50.00 clause" on materials and allow reimbursement of all labor and materials associated with occupant damage. This is because repair of intentional occupant damage is not considered maintenance.

a. Will the Government please provide historical data showing labor for occupant damage that has occurred over the past three years?

b. Will the Government please provide historical data reflecting total materials over the past three years, and of this total materials number, can the Government please show how much under-\$50 occupant damage occurs?

Answer 19:

a. See amendment to PWS Appendix A, Table 27.

b. See PWS Section 1.4.1, Occupant Damage, a \$50.00 deductible applies to each instance of occupant damage. PWS Appendix A, Table 27 shows the number of instances over the last 3 years. Approximate number of labor hours per instance has been added to Table 27. Keep in mind that the historical data is based on approximately 1800 homes, whereas, now there will be less homes and newer homes.

Question 20: PWS Section 1.4.1 Occupant Damage. Occupant Damage Limits. Is there a limit to occupant damage before it is considered a Minor/Major Project?

Answer 20: No, there is no limit.

Question 21: PWS Section 1.4.1 Occupant Damage.

a. As a result of modernization will all single-pane glass be changed to dual-pane glass?

b. If Occupant Damage work must be done by a Sub-Contractor (dual-pane windows for example), will the contractor be paid for the work as a "reimbursable item and will there be a requirements line item for dual-pane glass?

c. The PWS does not address the handling of glass. How does the Government want the contractor to handle glass?

d. Will the Government please provide historical data showing the amount of dual-pane window repairs?

Answer 21:

a. No, the government does not intend to replace all single-pane glass with dual-pane glass.

b. The government does not require the prime contractor to use sub-contractors. The prime contractor is responsible for completing the work, regardless of who physically performs the task. No, the contractor will not be paid for the work as a "reimbursable item" nor will there be a requirements line item for dual-pane glass.

c. Maintenance of windows is identified under PWS Section 1.5 and 1.6. Replace damaged dual-pane glass with like item. Replace damaged single-pane glass per code.

d. The contractor is only responsible for the first \$50.00 of each instance. See PWS Appendix A, Table 27 for historical data.

Question 22: PWS Section 1.4.1 Occupant Damage. Occupant damage to non-structure housing areas.

- a. Does occupant damage include only the structure or does it also include non-structure areas such as surrounding lawns and patios?
- b. Can the Government provide historical data for occupant damage to non-structures, such as lawns and patio areas?

Answer 22:

- a. Yes, it includes non-structure areas.
- b. The contractor is only responsible for the first \$50.00 of each instance. See PWS Appendix A, Table 27 for historical data.

Question 23: PWS Section 1.6 Interior Work. Tub Units Re-Glazing of Tubs and Sinks.

- a. Will the contractor be required to perform "re-glazing" to any chipped tubs or sinks?
- b. Will there be a requirements line item for this?

Answer 23:

- a. When re-glazing is required it would be a minor project. Repair of chipped tubs or sinks are considered routine maintenance.
- b. Re-glazing is not a requirements line item. Re-glazing would be processed under CLIN X004. Repair of chipped tubs or sinks are not requirements line item, they are covered under the Firm-Fixed Priced CLIN X001 (SubCLIN X00106, Routine Service Calls and SubCLIN X00107, COM).

Question 24: PWS Section 1.6 Interior Work, Telephone Lines and Jacks.

Will there be a requirements line item for additional phone jacks and lines?

Answer 24: No. It will be part of the Firm-Fixed Portion of the contract on old homes only. We expect that there will be minimal requests, as the older homes are being demolished.

Question 25: PWS Section 1.8.3 Wood Floors. The Parquet tile in the older units is no longer made and cannot be matched with any other existing wood tile flooring. Please specify method of patching larger areas where p-tile is damaged and must be replaced.

Answer 25: “If unable to match the existing, a suitable replacement shall be submitted PM for approval”, per PWS 1.8.3. For example, have your carpenter make them.

Question 26: PWS Section 1.8.6.1 Carpet Cleaning.

- a. Will the contractor be required to perform carpet cleaning in another capacity other than as a COM?
- b. Will the contractor be required to clean carpeting of occupied units under the firm-fixed price?

Answer 26:

- a. Please see PWS Section 1.8.6.1.
- b. Yes, see PWS Section 1.8.6.1.

Question 27: PWS Section 1.8.8 Counter Tops. Replacement of adjacent Counter Tops. In cases where no match is possible due to materials no longer being produced, will the contractor be reimbursed for replacing adjacent Counter Tops in order to have consistency?

Answer 27: Yes, if all resources have been exhausted and no match is possible. “If unable to match existing units, replacement of adjacent items may be required. The contractor shall provide samples for selection to the PM for approval” per the PWS Section 1.8.8.

Question 28: PWS Section 1.8.12 Air Duct System Cleaning. Requirements Line Item and instructions for air duct system cleaning.

- a. Will there be a Requirements Line Item for this air duct system cleaning?
- b. How often should the systems be cleaned?
- c. Should the cost to do this be incorporated into the firm-fixed price?

Answer 28:

- a. No, this is covered under CLIN X001.
- b. IAW the National Air Duct Cleaners Association ([NADCA](#)) standards.
- c. Yes.

Question 29: Who is the incumbent contractor?

Answer 29: Chugach Management Services, Inc.

Question 30: PWS Section 1.8.16 Soil Delivery. Work Load Amounts.

- a. How many loads of dirt per week can the contractor expect to deliver to the occupants?
- b. Should this effort be included under the firm-fixed price?

Answer 30:

- a. Appendix A, Table 37, Soil Delivery, has been added to the PWS.
- b. Yes.

Question 31: PWS Section 1.8.18 Masonry Work. Masonry Requirements Line Item limits. What is the amount at which Masonry becomes a Requirements Line Item?

Answer 31: Repair, replacement and installation are requirements line items per PWS Section 1.8.18.

Question 32: PWS Section 1.8.18 Masonry Work. Block Walls / Footings / Demolition. Will the Government provide a line item for Block Wall Demolition and New Block Walls to include Footings?

Answer 32: Yes, footing will be covered under AA32, New Concrete for New Block Walls; however, Block Wall Demolition will be covered under CLIN X001.

Question 33: PWS Section 1.8.22.1 Lead Based Paint. PWS Section 1.8.22.1 Lead Based Paint. Limits. Please provide the historical abatement and testing/monitoring data for LBP.

Answer 33: Abatement data is located under Appendix A, table 30. There has been zero testing/monitoring in the current contract; no data is available.

Question 34: PWS Section 1.8.23 Insect Damage Repair. Limits.

At what point will Insect Damage Repair become a Project. Most sites have an "over x equals a project" statement.

Answer 34: Per PWS Section 1.8.22, Insect Damage Repair. This will be processed under the Major/Minor Project CLIN, X004.

Question 35: PWS Section 1.10 Grounds Maintenance. Additional Common Areas Exposed.

As the older units are demolished, there will be additional grounds acreage over the amount agreed to in the initial contract. How will the additional acreage be added to the contract?

Answer 35: The quantities will fluctuate during the life of the contract. The per acre price, as requested in SubCLIN X00108, Grounds Maintenance Improved, and SubCLIN X00109, Grounds Maintenance Semi-Improved, will be used to calculate the additional amount as the acreage increases and decreases.

Question 36: PWS Section 1.10.4 Vacant Units. Start of Grounds Service. Is the Start of Service on Vacant Units after 30 Days?

Answer 36: The first 30 days is part of the COM and will fall under CLIN X001. Under PWS Section 1.10.4, the start of grounds service on vacant units begins on day 31.

Question 37: PWS Section 1.17 Major/Minor Projects. Minor/Major Projects: Requirement Line Items and Labor Rates.

- a. Is it correct to assume that once work qualifies as a "Minor/Major Project," the Requirements Line Items and the Contract Labor Rates no longer apply?
- b. Which estimating database will be used to perform the "Technical Evaluation" to verify costs (RS Means / Timberline etc.)?

Answer 37:

- a. No. Requirements line items and contract labor rates do apply to Major/Minor Project.
- b. We use historical data, local area, and RS Means.

Question 38: PWS Section 3.2.8 Computer Access. Equipment.

Will the Government be furnishing the computer hardware equipment? Please specify the type of hardware/software it requires?

Answer 38: No equipment will be furnished. One system currently used is the Automated Civil Engineer System (ACES), for appliances. Software required includes: Microsoft Outlook, Word, Excel, PowerPoint, etc...

Question 39: PWS Section 6.1 Project Manager Responsibilities. The only qualification contained in the PWS for the Project Manager is that he or she must "read, write, speak, and understand English."

- a. Will the Project Manager be required to have past experience in military family housing maintenance services?

b. Will the Project Manager be required to meet any other minimum qualifications?

Answer 39:

a. That is up to the contractor.

b. That is up to the contractor.

Question 40: Assuming the possibility the first set of questions may require an RFP amendment, will there be an opportunity to submit further questions?

Answer 40: Yes.

Question 41: What is nature of maintenance requirement for CLIN 109, Grounds Maintenance Semi Improved.

Answer 41:

Maintenance required includes trash pick up, and mowing. This is done to control weeds and to help prevent rodents, snakes etc. Keeps down the wild life from entering the housing area and also serves as a fire break from the desert to the housing areas. Currently done by a flail mower and weed eater.

Question 42: Addendum to 52.212-1, Proposal Preparation Instructions, Item C.5(b) and (c). The definition states that "A page is defined as one single-sided, double-spaced sheet of paper containing information." Since letter (c) requires a point size of 12 (which is quite readable). Is double-spacing actually required since this point size is large or can the document be single-spaced?

Answer 42:

Please double-space your documents per the RFP.

Question 43: Addendum to 52.212-1, Proposal Preparation Instructions, Item C.5(c). The statement calls for typing to be "Times New Roman Font, size 12." Is this the same requirement for graphics and tables or is 10 point type acceptable within these items only?

Answer 43:

Graphics or tables may have 10 point type.

Question 44: Performance Work Statement, Paragraph 1.15.2, Reports. What computerized maintenance management system is used on this contract and what is the contractor's responsibility in maintaining that system?

Answer 44:

Reports are done via Microsoft Excel and Word, etc. Also, see PWS Section 1.15.4, Work Information Management Systems, which has been added.

Question 45: Performance Work Statement, Paragraph 1.13, U-FIX-IT Store. Who pays for materials that are issued through the U-Fix-It store in support of resident upgrades or improvement projects?

Answer 45:

Per paragraph 1.13 of the PWS, “No reimbursement will be made for items since their issue merely allows voluntary occupant accomplishment of maintenance work that is already a responsibility of the contractor under the basic service.” Reimbursement is made for grass seed, fertilizer and manure.

Question 46: Is it possible to obtain a list of the government furnished equipment (GFE) available for this contract?

Answer 46:

There is no official Government Furnished Property on this contract. Facility files and cabinets and some furniture are located in the contractor facility.

Question 47: Addendum to 52.212-1, Proposal Preparation Instructions, Item C.4. Could you please provide a schedule of the days and hours that there will be someone available at Edwards to receive a FedEx delivery of the proposal copies?

Answer 47: The front desk at Contracting (5 S. Wolfe Ave, Edwards AFB, CA 93524-1185) is manned from 7:30 am – 5:00 pm PST, Monday – Friday.

Question 48: Attachment 1, Table 5. This table indicates that there was a significant reduction in COM in 2005 versus that in 2003 and 2004. Can you account for the sharp decreases in the number of COM units in 2005?

Answer 48: This is a direct result of a reduction in housing units over that period.

Question 49: CLIN's X00108 and X00109. CLIN's X00108 and X00109 assign acreage quantities to the requirement. Could you please confirm the acreage provided in those CLIN's? Will the acreage assigned to these CLIN's remain constant as units come off line or will the acreage quantity decline proportionate to the unit decrease?

Answer 49: See answer to question #35.

Question 50: Performance Work Statement, Paragraph 1.8.21, Asbestos/Lead. Is there any historical information available on the number of asbestos and lead tests performed over the last few years? There appears to be no workload data included in the RFP.

Answer 50: See answer to question #33.

Question 51: Performance Work Statement, Paragraph 1.8.21, Asbestos/Lead. How many hours have been used in each of the last 3 years by the Hygienist in support of abatement efforts?

Answer 51: This is a new requirement. There is no historical data. We estimate a fulltime person for the first two years. Eventually, this requirement will go away.

Question 52: Attachment 1, Table 10. This table indicates that there was a significant reduction in service calls in 2005 versus those in 2003 and 2004. Can you account for the sharp decreases in the number of service calls in 2005?

Answer 52: This is a result of a reduction in the number of housing units over that period.

Question 53: Attachment 13. Not all the positions required of this contract are included in the CA State DBA, Attachment 13. What should we base our wage rate calculations on for positions that are not defined?

Answer 53:

Positions that are not defined may fall under another labor category. The contractor should review the wage determination for similar position types. Please see revised Attachment 13, DBA dated 7 July 06 in Amendment 1. Also see Attachment 14, SCA wage determination for additional labor categories. For SCA labor categories, there is a conformance process identified within the wage determination, if necessary.

Question 54: Appendix A, Paragraph 1. Appendix A addresses a "material change" to the number of units being maintained. What is the minimum number of units that will be reduced before a change a change of scope will be warranted?

Answer 54: The scope remains unchanged; however, the price is reduced via the Variation in Contract Workloads formula.

Question 55: Schedule B. Schedule B, does not include a CLIN or consider additional costs for Operational Phase in or Transition. Will the government/Air Force consider a separate CLIN to offset transitions costs?

Answer 55: No separate CLIN will be included for transition.

Question 56: Under carpet cleaning is shampooing the carpet part of the requirement?

Answer: The government does not dictate the cleaning method. However, during COMs the contractor is required to clean and apply soil retardant or strip and wax the floors.

Question 57: Will the government be furnishing the number of units that need drain lines added and the lineal feet of these lines and are they true drain lines or they French drain lines?

Answer: No. For drain information see PWS paragraph 1.10.5.

Question 58: There is a requirement for locksmith services, is there a requirement to use a licensed or a certified locksmith?

Answer 58: Yes. Licensing and certifications are based on commercial standard practices.

Question 59: Are there dump pumps in the swamp coolers?

Answer 59: No.

Question 60: How many units have swamp coolers and are they to be demolished?

Answer 60: See Appendix A, 6. Equipment to be serviced

Question 61: Are the tenants responsible for watering the yards where there are no sprinklers or manual sprinkler systems?

Answer 61: On occupied units the customers are required to water.

Question 62: Block walls that are in units that are scheduled to be demolished where there is extensive damage from tree roots; are they to be brought up to safe and usable standards as part of this contract and if so how many units are in that area?

Answer 62: Minimal work will be accomplished on existing block walls that are scheduled for demolition.

Question 63: Is the incumbent eligible to bid for this contract?

Answer 63: No, Chugach Management Service, Inc has graduated from the 8(a) program.

Question 64: To date, what is incumbent's overall performance rating on the current contract for the entire performance period?

Answer 64: The incumbent contractor's performance rating is For Official Use Only and is not releasable to the public.

Question 65: During transition period, what are the incumbent contractors' responsibilities as defined by the current contract and what is the duration of the performance period?

Answer 65: This is turn-key. The incumbent contractor has no transition period responsibilities.

Question 66: PWS 10. Service Calls. In addition to service calls by type, Emergency, Urgent, Routine, what additional detail is available about nature of work that was accomplished? In earlier drafts a note indicated..."Get report from contractor" that more detail could be available. The note in the earlier draft has been removed. How can this level of detail be obtained?

Answer 66:

Details of service calls include but not limited to: (Emergency, Urgent, and Routine combined)

	<u>Electrical</u>	<u>Plumbing</u>	<u>Flooding</u>	<u>Windows</u>	<u>Dirt Delivery</u>
FY03	453	5,964	70	239	76
FY04	245	4,889	52	126	104
FY05	165	2,574	40	31	56

Question 67: PWS 1.7 Recurring Maintenance Management mentions the submittal of a plan 30 days prior to contract start date as listed in Appendix G. This requirement appears to have been deleted from Appendix G. Please clarify.

Answer 67: Plan should be submitted 30 days after contract start date. Plan was inadvertently dropped from Appendix G but will be re-added in the revised PWS.

Question 68: If two bidders are equally qualified and experienced in functions and tasks required by the PWS, it is our assumption that any experience with Military or other Government owned housing would be evaluated equally and receive identical evaluation points if experience and performance were equal. In other words, we assume that performance of PWS tasks on any type of government owned housing is on an equal par with military housing for evaluation purposes. Is that assumption correct?

Answer 68: It would be incorrect to assume that "any" Military Family Housing Maintenance experience would be equal to any other experience. One contractor may have worked at a tiny base in a different geographic region than Edwards AFB (e.g. Maintained twenty poured-in-place concrete dome houses in Panama on a Cost-Reimbursement contract). Another contractor

may have maintained 1,200 units at a base in the American Southwest with near identical requirements as Edwards AFB (Similar CLINs, Contract Type FFP, etc.). The second contractor's experience would be more relevant than the first contractor's. See Page 69 of 93 of the RFP for the complete definition of Relevant performance.

Question 69: PWS Government furnished property, 3.1.1 Facilities, list four buildings, 6691, 6692, 6693, and 6694 that will be provided. Appendix A 8 Other Facilities includes building 6696. Please clarify.

Answer 69: Building 6696 is the housing office. This building is not available for contractor use, but is required to be maintained by the contractor.

Question 70: Could you indicate which attendees are 8(a) companies, potential primes and potential subs?

Answer 70: The government is not obligated to furnish this information.

Question 71: What is approximate value of the contract?

Answer 71: The government estimate is For Official Use Only and is not releasable.

Question 72: What is the typical price of Task Orders?

Answer 72: Prices vary.

Question 73: Could we have the cost details of the current contract (the bid breakouts)?

Answer 73: Submit a Freedom of Information Act (FOIA) request. Email deanna.collins@edwards.af.mil.

Question 74: Could we have cost details of Task Orders from the existing contract (Maintenance Calls, U-Fix-It, emergency, etc.)?

Answer 74: Submit a FOIA request. Email deanna.collins@edwards.af.mil.